

**PLANNING APPLICATION REPORT**

**REF NO:** BR/27/11/

**LOCATION:** 14 Ivydale Road  
Bognor Regis

**PROPOSAL:** Revisions to Approval BR/254/10/ comprising 1 no. additional dwelling (Plot 3)

**SITE AND SURROUNDINGS**

|                             |                                                                                                                                                                  |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION  | Revisions to approval BR/254/10 comprising 1 no. additional 1 bedroom dwelling measuring 5.3m in width, 7.7m in depth and 5.8m in height.                        |
| SITE AREA                   | Approximately 147 square metres                                                                                                                                  |
| RESIDENTIAL DEVELOPMENT DEN | Approximately 68 dwellings per hectare.                                                                                                                          |
| TOPOGRAPHY                  | Predominantly flat                                                                                                                                               |
| TREES                       | None of any significance affected by the proposed development.                                                                                                   |
| BOUNDARY TREATMENT          | Predominantly close boarded fencing approximately 1.8m high, supplemented with hedging in part.                                                                  |
| SITE CHARACTERISTICS        | The site is a detached chalet style property, with rendered elevations and a pitched tiled roof. There is a dormer window in the side elevation of the property. |
| CHARACTER OF LOCALITY       | The site is located on a residential road of predominantly chalet dwellings of a similar style. Numerous dwellings within the locality have dormer windows.      |

**RELEVANT SITE HISTORY**

**REPRESENTATIONS**

**Representations received:**

Bognor Regis Town Council

No Objection

One letter of no objection, signed by five residents on Frith Road.

Four letters of objection, raising the following main points:

- It is understood that the in addition to the extra property the amended application moves the two houses already approved closer to the rear of the properties in Gravits Lane, having an overbearing impact on these properties.
- The density of housing is inappropriate and out of keeping with the area.

- The new dwelling is completely out of character with existing properties in the area.
- The third property will intrude on the privacy of neighbouring dwellings.
- There is not space for the extra traffic and parking this additional property would require.

**Comments on Representations received:**

Noted.

**CONSULTATIONS**

WSCC Local Development Divis.

**Consultations responses received:**

Awaited.

**Comments on Consultation responses:**

Comments noted

**POLICY CONTEXT**

Designation applicable to site:

Within the Built Up Area

**DEVELOPMENT PLAN POLICIES**

|                           |                       |                             |
|---------------------------|-----------------------|-----------------------------|
| South East Plan:          | <a href="#">SEPH5</a> | Housing Design and Density  |
| Arun District Local Plan: | <a href="#">GEN2</a>  | Built-up Area Boundary      |
|                           | <a href="#">GEN7</a>  | The Form of New Development |
|                           | <a href="#">GEN12</a> | Parking in New Development  |

**PLANNING POLICY GUIDANCE**

|      |                                    |
|------|------------------------------------|
| PPS1 | Delivering Sustainable Development |
| PPS3 | Housing                            |

**SUPPLEMENTARY POLICY GUIDANCE**

|      |                                   |
|------|-----------------------------------|
| XXX6 | Interim Affordable Housing Policy |
|------|-----------------------------------|

**POLICY COMMENTARY**

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to conflict with relevant Development Plan policies in that it would have a materially adverse effect on the visual amenities of the locality and would have an adverse impact upon the established character of the surrounding area.

**OTHER MATERIAL CONSIDERATIONS**

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

## **CONCLUSIONS**

### **Background**

This application seeks planning permission for an additional one bedroom residential unit at 14 Ivydale Road. Several permissions for a development comprising two chalet bungalows, the most recent under reference BR/254/10.

### **Principle**

The site lies within the built-up area where the principle of development is accepted. However garden land has now been reclassified in Annexe B of PPS3 (June 2010) and is no longer classified as brownfield/previously developed land. The core aim of PPS3 is to achieve development that is better integrated with its surroundings and does not produce excessive density. Applications for development in garden land should be judged on their overall merits.

### **Visual Amenity and Character**

Ivydale Road is a residential road characterised by chalet bungalow style dwellings of a similar size and style, located in plots also of a similar size to one another. The proposed additional third property would be significantly smaller than other properties within Ivydale Road, and would appear cramped and incongruous within the street scene. The dwelling would also occupy a small plot in comparison with other properties in the area. The proposal would further erode the character and appearance of the area by creating a property with little amenity space, contrary to revised PPS3 (June 2010) and associated ministerial statements.

### **Residential Amenity**

The proposed dwelling would be located approximately 4m from the property to the south-west, no. 14 Ivydale Road, and 4.8m from the rear boundary of the properties to the north-west, no's 32 and 30 Frith Road. These distances, combined with the height of the proposed dwelling, are such that it is not considered to have a significant impact on the occupiers of the neighbouring dwelling by means of being overbearing, or by giving rise to overlooking.

### **Highway Issues**

Comments from County Highways are awaited, however given that the access arrangements to the site remain unchanged, it is not considered that there would be any anticipated highway safety concerns. Furthermore, the parking provided on site complies with standards set by West Sussex County Council.

### **Conclusions**

It is considered that the proposed development would have a detrimental impact on the visual amenities of the locality, and would be out of keeping with the character and appearance of the area. It is therefore recommended that the application be approved, subject to the following conditions:

## **RECOMMENDATION**

**REFUSE**

- 1 The proposal would constitute a cramped form of development which, by virtue of its siting, limited plot size, and inadequate private amenity space would be out of character in the area and detrimental to the visual amenities of the area. The proposal represents overdevelopment of a site restricted in size which would be contrary to policy GEN7 of the Arun District Local Plan and Central Government Advice contained within PPS1 and PPS3 (June 2010) and associated ministerial statements.
- 2 The proposed development fails to make an adequate contribution towards affordable housing provision and is thereby contrary to the aims and objectives of PPS 3 and the Council's interim affordable housing policy adopted on 18 August 2010".